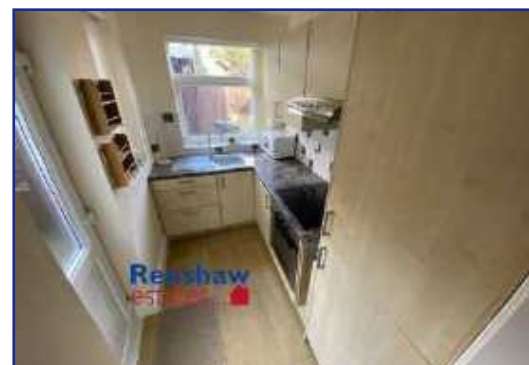




32 Little Hallam Lane, Ilkeston, DE7 4AH

£600 Per calendar month

RENSHAW ESTATES are excited to offer this TWO BEDROOM END-TERRACED * Enclosed Garden * WELL PRESENTED THROUGHOUT * Modern Kitchen * Combination Boiler * UPVC Double Glazing * Close to Amenities * VIRTUAL VIDEO TOUR * Pets Considered * Suited to Professionals *



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LOUNGE 3.5M X 3M (11'6" X 9'10")

UPVC double glazed door and window, radiator, feature electric fire, stairs to first floor with storage cupboard under.

DINING ROOM 3.5M X 3.2M (11'6" X 10'6")

UPVC double glazed window, radiator.

KITCHEN 2.7M X 1.6M (8'10" X 5'3")

UPVC double glazed door and window, wall and base units with roll edge worktops, tiled splash backs, electric oven, hob, extractor, stainless sink. There is currently an integrated Fridge freezer and washer which are left with the property on goodwill and do not form part of the tenancy.

LANDING

Radiator.

BEDROOM 3.5M X 3.1M (11'6" X 10'2")

UPVC double glazed window, radiator.

BEDROOM 3.5M X 2.6M (11'6" X 8'6")

UPVC double glazed window, radiator, airing cupboard housing combination boiler, over stairs storage cupboard with loft access.

BATHROOM 2.4M X 1.7M (7'10" X 5'7")

UPVC double glazed window, heated towel rail, panelled bath with mixer shower taps, pedestal wash basin, close coupled W.C., tiled splash backs and flooring.

OUTSIDE

Rear: Enclosed low maintenance garden with slabbed and gravelled patio area and timber shed.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

A

TENANT INFORMATION

Bond: £675

The minimum income required for our referencing company would be:- £18,000 Per annum (2.5x the annual rent on this property) & for guarantors :- £21,600 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - SUITED TO PROFESSIONALS, PETS CONSIDERED.

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

We are members of: the Property Redress Scheme: www.theprs.co.uk

The Guild of Letting & Management: www.guildofletting.com

We have client money protection and are members of Client Money Protect

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ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

